

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Zoning Board of Appeals, Village of Sea Cliff
Date: January 21, 2014
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of John Gaeta, 74 Downing Avenue, Sea Cliff to construct additions to a single family residence, which construction requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 9,849.69 square feet, where a minimum of 10,000 square feet is required; (b) 138-506 to maintain a front property line length of 89.57 feet, where a minimum of 100 feet is required; (c) 138-509 to maintain a lot width at the setback line of 89.57 feet, where a minimum of 100 feet is required; (d) 138-510 to maintain a lot width of 89.57 feet on a corner lot, where a minimum of 100 feet is required; (e) 138-508 to permit the front entry way to be located 23.3 feet from the front property line, where a minimum of 25 feet is required; (f) 138-511 to permit the second story addition to be located 10 feet from the side property line, where a minimum of 15 feet is required; and (g) 138-1102 to permit an intensification of the existing non-conformities, where no such intensification is permitted. Premises are designated as Section 21, Block 103, Lot 140 on the Nassau County Land and Tax Map.

[Continued] Application of VIP Auto Enterprises, Inc. and Jaytom Realty, 270 Glen Cove Avenue, Sea Cliff to use the premises as an automobile body repair shop to include used car sales, which requires variances of Village Code §§138-901 and 902 in that the proposed use is not permitted. Premises are designated as Section 21, Block 118, Lots 142 and 144 on the Nassau County Land and Tax Map.

Application of Robert Hoell, 16 Club Road, Sea Cliff to construct additions to a single family residence, which construction requires variances of the following Village Code sections: (a) 138-604 to maintain a lot size of 12,500 square feet, where a minimum of 15,000 square feet is required; (b) 138-606 to maintain a front property line length of 75 feet, where a minimum of 100 feet is required; (c) 138-608 to maintain a front yard setback of 25.3 feet, where the minimum required setback is 30 feet; (d) 138-611 to maintain a side yard setback of 9.9 feet, where a minimum of 15 feet is required; (e) 138-616 to maintain a garage extending 0.5 feet into an adjoining property, where the minimum required rear yard setback is 5 feet, and 3 feet from the side property line where the minimum required setback is 10 feet; (f) 138-613.1 in that the proposed construction will encroach into the height setback ratio where no such encroachment is permitted; and (g) 138-1102 to permit an intensification of the existing non-conformities, where no such intensification is permitted. Premises are designated as Section 21, Block 50, Lot 4 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: January 8, 2014

BY ORDER OF THE ZONING BOARD OF APPEALS